



High Street, Harwell, OX11 0EX
£995,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A unique and characterful house offering stylish five bedroom accommodation fitted and finished to an exacting standard enjoying a lovely non-estate location in the heart of Harwell Village.

Built by the current owners in 2020, Oakdell Barn offers over 2600 square-foot of accommodation (not including the generous garage/workshop) with five bedrooms; two of which have en-suites, an impressive open plan family kitchen/dining/space with bifold doors opening to the garden, a generous sitting room and an additional snug or office. The landscaped gardens are a particular feature offering a high degree of privacy and a generous sunken social patio area.

The specification is reflected in the quality kitchen fittings, including a sit up island, timber and marble working surfaces and double butlers sink, stylish bathroom fittings, oak faced internal doors and underfloor (to the ground floor) gas central heating system.





Key Features

- Stylish individual character house of over 2600 sq ft
- 5 Bedrooms
- Impressive family kitchen/dining/living space
- 2 en-suite showers and family bathroom
- Separate office/snug
- Large utility/laundry room
- Gas central heating (underfloor to ground floor)
- Large garage with electric door and further brick store
- Private landscaped garden
- EPC Rating A. Council Tax G



The Location

Harwell is a thriving South Oxfordshire village just two miles to the west of Didcot. Facilities include a primary school and pre school, village pub, Butchers and general store. There is a large recreation ground, tennis courts & bowls club. The village offers easy access to the A34 at Milton or Chilton, which in turn leads to the M4 and M40 motorways. The town of Didcot is about two and a half miles away and provides a fast and regular rail service to London Paddington in approximately 40 minutes, as well as having comprehensive shopping and leisure facilities.

Some material information to note: Gas central heating. Mains water, electricity and drainage. The property has driveway parking for more than 4 vehicles and a large garage with electric door. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. We are not aware of any planning permissions that would negatively affect the property. The property to the rear of Oakdell Barn has a right of access over a designated part of the driveway.



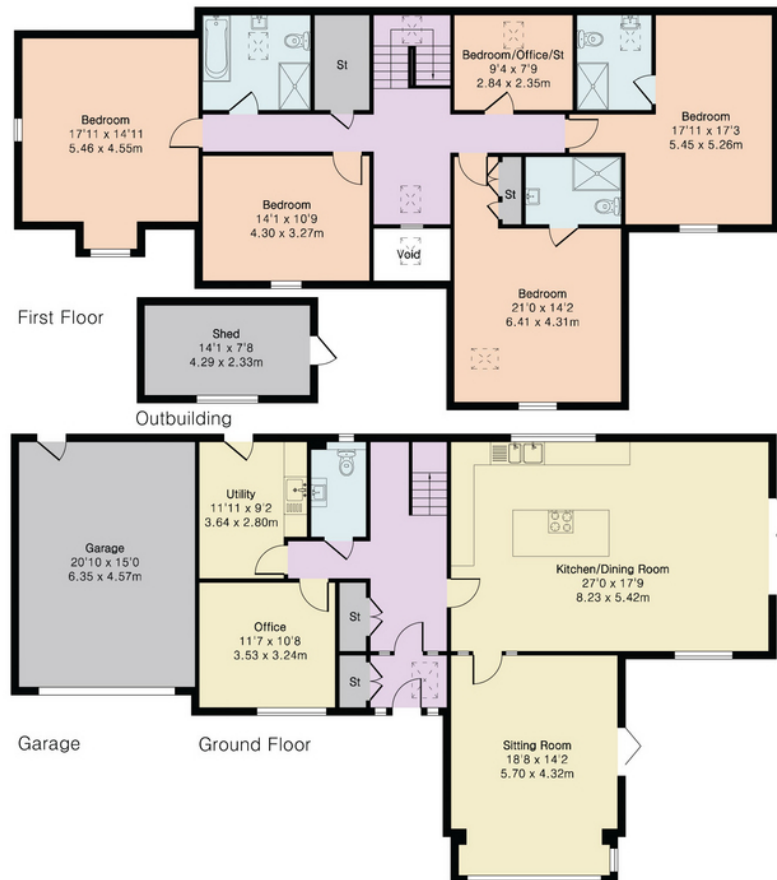
**Approximate Gross Internal Area 2620 sq ft - 243 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1228 sq ft – 114 sq m

First Floor Area 1392 sq ft – 129 sq m

Garage Area 312 sq ft – 29 sq m

Outbuilding Area 108 sq ft – 10 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Didcot Office

103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

**THOMAS
MERRIFIELD**
SALES LETTINGS